

HIGH VISIBILITY COMMERCIAL PARKS HIGHWAY

Located at 6399 and 6445 E. Blue Lupine Drive. Approx. One mile West of MatSu Regional Medical Center Court. Commercial Parks Highway Frontage on the corner of East Lupine Dr. & Tanya Ct. This building has a built in commercial bar (no liquor license), previously used as a restaurant (previously J.D.'s BBQ Pit) with a custom indoor BBQ smoker/pit. Currently operated as a bingo hall.

Building: 5,348 Square feet total

Land: 2 lots:
Lot 1A is 49,395 sf (1.13 acres) w/ building
Lot 1B is 48,500 sf (1.11 acres) corner lot/raw land

Directions:

From Anchorage/Palmer: take Glenn Highway to Parks Highway, Take Trunk Road Exit, take frontage road, (E. Blue Lupine) west. Building is approx 1 mile north on right side of frontage rd.

From Wasilla: Take Parks Highway towards Glenn Highway, take Hyer Road Exit, Turn Left to go under Highway, then Right on Frontage road, East Blue Lupine, by the House of Harley. Stay on East Blue Lupine for approx 1/2 mile, property located on left.

Lease: \$6,000/Month (+ util., ser., tax & insu.), 3 year lease, 1 month deposit + first & last month's rent.

Sale: Lot 1A (with building) & Lot 1B (land only)
\$699,500 Seller Finance for both lots and building.

Area: 6399 & 6445 E. Blue Lupine Dr. (Parks Hwy Frontage Rd)
East of Alaska Sales and Service location,
approximately one mile West of the Mat-Su Regional Medical Center.

Access: Paved, State Maintained Highway

Contact: Butch Moore: 907-242-7883







